085.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,028,200 / 1,028,200
					USE VALUE:	1,028,200 / 1,028,200
					ASSESSED:	1,028,200 / 1,028,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMICO ANGELO A TR
Owner 2:	
Owner 3:	
Street 1:	30 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3306 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	571,200	5,500	451,500	1,028,200
Total Card	0.172	571,200	5,500	451,500	1,028,200
Total Parcel	0.172	571,200	5,500	451,500	1,028,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.01 /Parcel: 311.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53809

GIS Ref

GIS Ref

Insp Date 08/30/18

!6951!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	571,200	5500	7,500.	451,500	1,028,200		Year end	12/23/2021
2021	104	FV	545,000	5500	7,500.	451,500	1,002,000		Year End Roll	12/10/2020
2020	104	FV	545,000	5500	7,500.	451,500	1,002,000	1,002,000	Year End Roll	12/18/2019
2019	104	FV	415,000	5500	7,500.	445,100	865,600	865,600	Year End Roll	1/3/2019
2018	104	FV	413,300	5500	7,500.	341,900	760,700	760,700	Year End Roll	12/20/2017
2017	104	FV	387,300	5500	7,500.	322,500	715,300	715,300	Year End Roll	1/3/2017
2016	104	FV	387,300	5500	7,500.	296,700	689,500	689,500	Year End	1/4/2016
2015	104	FV	344,500	5500	7,500.	277,400	627,400	627,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:46:24

LAST REV

Date	Time
03/20/19	11:47:19
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12537-309		10/12/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1782	Porch	18,382	C				
8/29/2014	1096	Wood Dec	26,388		8/29/2014			Build a new 14 x 1

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
3/4/2009	Measured	372	PATRIOT
1/20/2000	Measured	276	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96760434
Const Adj.:	0.99989998
Adj $ / SQ:	174.151
Other Features:	122659
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776021
Depreciation:	204870
Depreciated Total:	571151

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

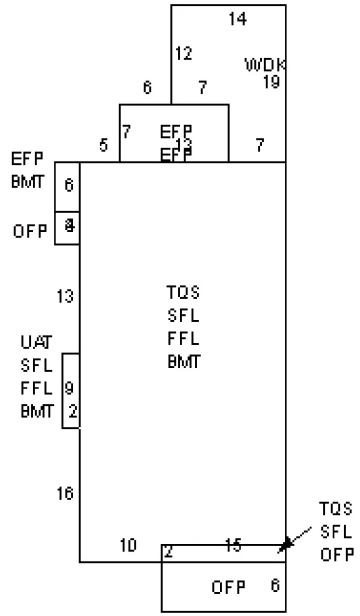
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	174.15
Special Features:	0	Val/Su Net:	112.75
Final Total:	571200	Val/Su SzAd	172.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,218	174.150	212,116
BMT	Basement	1,206	52.250	63,008
FFL	First Floor	1,188	174.150	206,892
TQS	3/4 Story	900	174.150	156,736
WDK	Deck	217	10.610	2,302
EFP	Enclos Porch	200	40.830	8,167
OFP	Open Porch	132	29.000	3,828
UAT	Upper Attic	5	69.660	313
	Net Sketched Area:	5,066	Total:	653,362
Size Ad	3306	Gross Area	5379	FinArea 3306

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1960	20.68	T	40	104			5,500			5,500

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500

IMAGE

AssessPro Patriot Properties, Inc